



ADJOURNED MEETING HELD

March 7, 2016

The Adjourned meeting was held on February 11, 2016, at 6PM, in the Meeting Room at Bldg. 7610. The Board, with its 84 proxies, ratified the decisions that were made at the January 14th unofficial membership meeting. Many thanks to all who returned their proxies.

FORMS DISTRIBUTED / MAILED PLEASE COMPLETE & RETURN

As part of the entry system replacement, recently, the Association distributed forms (and mailed to off-site owners) to all units to confirm the numbers on your access cards and gate clickers. Upon receipt, please complete the form and return it in the provided self-addressed-stamped envelope. Thank you.

SPECIAL BOARD MEETING PLANNED TO DRAFT REVISION OF GOV DOCS (March 24, 2016, at 6PM)

The Board has scheduled a special board meeting (3/24/16, at 6PM, in the 7610 Meeting Rm) to review and updating the governing documents. This topic will be the only item on the agenda for this meeting. All owners are welcome.

VEHICLES TAGGED FOR TOWING

There are multiple parking-violation vehicles with expired plates tagged for towing.

Recently, several vehicles were found in the complex to be in violation of Grove parking regulations.

These vehicles were unregistered and exhibited expired registration tags. These vehicles were each tagged with a warning sticker Saturday (Feb.20) that it was improperly parked with expired plates. The vehicles tagged for towing include:

White Volvo V70 T5 (4NLP998) -- Phase III long-term parking -- expired plates

Dark Blue Volvo V70 XC (4VXX059) - Phase III parking -- expired plates

Gray Mazda-6 (5RXD015) - near building 7602 mail kiosk -- expired plates

Remember, all vehicles parked in the Grove must display valid, operational registration tags. The owners will have until the end of March to properly register their vehicles. IF the vehicle is found in the complex on or after April 1 with expired plates, the car can be towed for this reason at the vehicle owner's expense without further warning.

In addition, there is another vehicle in Phase III long-term parking that appears to be abandoned, although it does display current registration tags. This is a White Honda Civic EX (4ENX123). The car is covered in debris and has not moved for over a year. If you are the owner, the Board would appreciate it if some attempt was made to clean it up. It is also not good for the car itself to leave it abandoned without moving it for so long.

Please be considerate of others. If you do not anticipate using a vehicle for 2 or 3 days, please park the vehicle in designated long-term parking located on the east side of the Phase III parking area (near Citrix), and leave short-term 72-hr parking for visitors and people using their cars on a more regular basis. Remember, unless otherwise posted as 24-hr or long-term parking, all unassigned parking spaces in the Grove are limited to short-term 72-hr parking. Please do

not park your vehicles long-term in these short-term parking spaces.

Please be aware that warning stickers are placed on vehicles only when the vehicles are already in violation. These warning stickers are a courtesy.

Repeat offenders can and will be towed with little or no further warning, if the violations continue to persist.

If any of these unregistered vehicles belongs to you, please have it properly registered by the end of March. Thank you.

ABANDONED FURNITURE COSTING ASSOC \$\$\$

Each time someone leaves furniture or mattress or e-waste in the common area, the Association has to hire someone to remove it. It's not only costing money, it is also strictly prohibited to do so. If you know who dumps what and where, please send an email to JamesN@Bartlein.com. The Association will bill the individual for properly disposing of their item(s).

All items that are not typical household trash items must be hauled away to appropriate places (e-waste center or County dump). Thank you.

FINANCIAL STATEMENT AVAILABLE

The annual review of the Association's books is now complete. It is essentially the same as the monthly report you receive and the annual budget form. If you would like a copy, please call the number below.

DEHUMIDIFIER RECOMMENDED TO REDUCE MOISTURE

If you live in a lower unit or part of your unit is built into a hillside, you are strongly recommended to get a dehumidifier to extract moisture out of the air. With the rains and high humidity, the lower units can get a musty or a "wet dog" smell. You are strongly suggested to use a de-humidifier, have a fan on to keep the air circulated, allow fresh air to come in and cross ventilate, keep the bathroom fan on long after your shower or bath is done, keep a light on inside your closet, and other similar actions to minimize trapped moisture. It is up to each

unit owner to check and deal with moisture, mildew or mold damage inside his/her unit.

KEEP UTILITY DOORS CLOSED

There are a few units that often leave their utility doors wide open where people can see their laundry machines or water heater closet. To keep your home looking in an attractive manner, please keep these doors closed. Additionally, these doors belong to the unit owners. If they need to be replaced, please make sure to use an exterior door.

CLUTTERED PATIOS & BALCONIES MAKE BUILDING UNSIGHTLY

A patio or balcony is not meant to be used as a large storage space. Having a cluttered patio or balcony is an eyesore for those living nearby and makes the whole side of building look unsightly. Only patio furniture should be in a patio or balcony. Each owner is responsible to maintain the surface of his/her patio/balcony.

REPLACEMENT OF ENTRY SYSTEM PLANNED

The latest news on the gate entry system is that the contractor is looking for a way to convert the data currently in the system to the new program. When all is done, there will only be a goose neck key pad and screen to operate. Your guests will be able to look you up and punch in your unit # which will directly connect you. From start to finish, the project may last up to a couple of weeks with the gates being in the open position. There will no longer be a directory with all names and corresponding unit #'s for the public to see. Thank you in advance for your patience.

BIKE RACKS TO BE PURGED IN THE SPRING TIME

Thank you for using the bike racks. To minimize abandoned bicycles and to free up room for people to use, the bike racks will be purged sometime in the spring. Notices will be posted at various locations.

REPORT BURNT OUT LIGHT BULBS

If you notice any common area light that is burnt out around the complex, please call or send an email to JamesN@Bartlein.com. For efficiency sake, please include all the specific details as to type and location. If you can, please include a photo. Thank you.

PROCEDURES DEALING WITH LEAK FROM UNIT ABOVE

Once in a while, if you live on the 1st or 2nd floor, you may experience a leak directly coming from the above unit. Usually, the leak happens in or around the bathroom. When this happens, please go upstairs and notify your neighbor to stop using the water and inspect the plumbing. Sometime, the leak is not very evident as it may be due from the shower or tub drain or ice maker or under your sink. Either way, for the unit receiving water, it might be wise to put a small hole (size of a pencil head) to drain the water. Of course, catch the water with a bucket. Or if the leak comes from the bathroom ceiling, a small hole above the tub might be best to allow water to drain straight into the tub. For the unit above, it would be wise to contact a plumbing contractor to have your unit checked. It would be up to the 2 unit owners to deal with each other regarding the damage that may occur. If you are unable to get a hold of the unit owners involved, please call Management.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, windows, patio flooring, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. When in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Mgmt, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to JamesN@Bartlein.com. Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Thank you.

PLEASE CALL FOR FASTER RESPONSE WITH MAINTENANCE ISSUES

If you have a maintenance issue, please call Management rather than sending an email. You may dial 805-569-1121 #204. Thank you.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **Thursday, March 10, 2016**, at 6PM, in the Meeting Room at 7160 Hollister Ave, Goleta. Unless otherwise notified, the board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent, posted at the mailbox area and/or posted on the website at least 4 days before.

If you rent, you are responsible to forward the newsletter to your tenants. Thank you.

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